Davidson County DEEDWARR
Recvd: 08/31/06 13:59 2 pgs
Fees:13.00 Taxes:150.80

20060831-0107893

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $40,756.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2006.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Westview Homes, LLC 4320 Kenilwood Dr. Suite 103 Nashville, Tennessee 37204	SAME	p/o 34-7-61.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Coleman Lake Partners, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Westview Homes, LLC a Tennessee Limited Liability Corporation**, hereinafter called the Grantee, its successors and representatives, certain parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 25 on the Final Subdivision Plat of Harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Coleman Lake Partners, LLC by deed of record in Instrument No. 20040901-0105947, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Plan of record in Instrument No. 20050331-0034862, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, Register's Office for Davidson County, Tennessee.
2. Plan of record in Book 6250, page 626 and Book 6900, page 37, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6628, page 577, as amended in Book 6646, page 543 and Book 10672, page 743 and further amended in Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
4. Charter and Articles of Incorporation of Harbor Village P.U.D. Association, Inc. of record in Book 6635, page 254, as amended in Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.

This is (X) unimproved ( ) improved property known as: Lot No. 25, Harbor Village, Phase III, Nashville, TN 37115

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of August, 2006.

Coleman Lake Partners, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared William A. Watson, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Chief Manager of Coleman Lake Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name Coleman Lake Partners, a Tennessee Limited Liability Company, by himself as such Chief Manager.

Witness my hand, at Nashville, Tennessee, this 30th day of August, 2006.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010